

## **MINUTES OF THE HOWARD COUNTY PLANNING BOARD – March 27, 2008 P.M.**

Members Present: Tammy CitaraManis, Chairperson; David Grabowski, Vice-Chair; Linda Dombrowski; Gary Rosenbaum; Ramsey Alexander, Jr.

Members Absent:

DPZ Staff Present: Cindy Hamilton; Brenda Luber; Mike Antol; Jill Manion-Farrar; Dave Boellner; Lisa Kenney

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### **Pre-Meeting Minutes**

No pre-meeting was conducted.

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### **Minutes of 1/3/08, 1/31/08 and 2/13/08**

On Motion by Mr. Grabowski, seconded by Mr. Alexander, Jr. the minutes of January 3, 2008 were approved. Vote: 4 Yea 0 Nay. Ms. Dombrowski abstained from the vote.

On Motion by Mr. Grabowski, seconded by Mr. Alexander, Jr. the minutes of January 31, 2008 were approved. 5 Yea 0 Nay.

On Motion by Ms. Dombrowski, seconded by Mr. Rosenbaum the minutes of February 13, 2008 were approved. 3 Yea 0 Nay. Ms. CitaraManis and Mr. Alexander, Jr. abstained from the vote.

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### **PUBLIC HEARING**

Ms. CitaraManis opened the public hearing at approximately 7:00 p.m.

### **PLANNING BOARD CASES**

#### **PB 383 Waterloo Land No. 1 & 2 HRD**

Presented By: Mike Antol

Petition: For Planning Board approval of a Comprehensive Sketch Plan, S-08-002 criteria for a portion of the NT zoning district, identified as TM Parcel 548, proposed for amending 2.69 acres of land currently classified for SFLD land use to Employment Center, Commercial (EC, COMM) land use, in accordance with Section 125.C.4 of the Howard County Zoning Regulations. The site is located on the west side of Waterloo Road/MD Route 108, approximately 850 feet south of Snowden Parkway, in the Sixth Election District of Howard County, Maryland.

DPZ Recommendation: Approval

Petitioner's Representative: Dave Carney, Esq.

Mr. Antol gave a brief overview of the proposed subdivision explaining that one parcel is zoned NT and one is zoned CCT.

Mr. Carney explained the plan for 14 condo office townhouses and a one-story office building and that the comprehensive sketch plan would revise the land use for the NT parcel to permit office development consistent with previous rezoning to CCT for the other parcel.

Ms. CitaraManis questioned the road adequacy statement and Mr. Carney explained that the site development plan was submitted at the same time as the comprehensive sketch plan, however due to scheduling issues, it could not be put on the same agenda. He further explained that the site development plan would be on the Board's April 24<sup>th</sup> agenda. Mr. Rob Vogel stated that the traffic study was submitted at the same time as the site development plan and Comprehensive Sketch Plan and had been approved.

Ms. CitaraManis closed the public hearing at approximately 7:13 p.m.

**Motion:**

Mr. Alexander, Jr. moved to recommend approval for PB 383 and Mr. Grabowski seconded the motion.

**Discussion:**

Mr. Alexander, Jr. stated that the plan meets the criteria and requirements. Mr. Grabowski stated that the plan was a good fit for the neighborhood and a good use of the property. The other Board members agreed.

**Vote:**

5 Yea 0 Nay. The motion was carried.

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**PUBLIC MEETINGS**

**FDP 64B**

Presented By:	Mike Antol
Petition:	For Planning Board approval of Final Development Plan Phase 64-B (FDP 64-B) which is an amendment to previously approved and recorded FDP 64-5 and FDP 64 A. The purpose of this FDP amendment is to amend 2.69 acres of NT zoning district land currently classified for SFLD land use to Employment Center, Commercial land use, and to amend the map, criteria and tabulation accordingly, in accordance with Section 125.C.4 of the Howard County Zoning Regulations. The site, Parcel 548 on Tax Map 37, is located on the west side of Waterloo Road/MD Route 108, approximately 850 feet south of Snowden Parkway, in the Sixth Election District of Howard County, Maryland..
DPZ Recommendation:	Approval
Petitioner's Representative:	Dave Carney, Esq.

Mr. Antol explained the proposal to change the land use from single family low density to employment center commercial, which is in accordance with the master criteria for New Town.

Mr. Alexander, Jr. asked if there were any deviations from the original preliminary development plan. Mr. Antol explained that the original PDP showed the parcel as single family low density, however adjacent parcels were rezoned to CCT (commercial use), which would constitute a change in the area.

Mr. Carney explained that at the time the original PDP was approved, Snowden River Parkway and Route 100 had not yet been built.

Ms. CitaraManis clarified that the Decision and Order for PB 383 would need to be signed prior to the FDP being recorded.

**Motion:**

Mr. Grabowski moved to accept the Technical Staff Report for FDP 64B and Ms. Dombrowski seconded the motion.

**Discussion:**

Mr. Grabowski stated that the proposed project would be a good change of land use and acknowledged that signing of the Decision and Order before the FDP is recorded is not the norm. Ms. Dombrowski stated that change is appropriate, given the character of neighborhood. The other Board members agreed.

**Vote:**

5 Yea 0 Nay. The motion was carried.

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**SDP-07-140 – Snowden/Route 108**

Presented By:	Jill Manion-Farrar
Petition:	Route 108 Commercial, Section 1, Area 1, Parcel B-6 for approval of a Site Development Plan for the construction of a one-story retail building and associated site improvements on a previously improved property. An existing restaurant on the property is to remain. The subject property contains approximately 2.41 acres zoned NT and is located at the corner of MD Route 108 and Snowden River Parkway.
DPZ Recommendation:	Approval
Petitioner's Representative:	Richard Talkin, Esq.

Ms. Farrar gave a brief overview of the proposed plan for a retail building and associated site improvements. She stated that an existing restaurant would remain on the site and a new 6,000 sq ft. building is being proposed.

Ms. CitaraManis questioned the calculations regarding the amount of parking spaces. Ms. Farrar explained that 64 spaces are required for both the existing restaurant as well as the proposed 6,000 sq. ft. retail building.

Mr. Alexander, Jr. asked what stormwater requirements would be needed and Ms. Farrar explained that stormwater management was covered by an existing basin.

Mr. Talkin stated that there is preexisting stormwater management for the site and that no new impervious surfaces are being created. He also stated that parking is twice as much as required. Mr. Talkin explained that the type of business is not known, however, they are looking for small, retail services.

Ms. Dombrowski asked if the uses were being monitored so that they would be off-peak of the existing restaurant. Mr. Talkin stated that the Developer would monitor the uses being leased.

**Motion:**

Mr. Rosenbaum moved to approve SDP-07-140 Taylor Family, LP and Mr. Alexander, Jr. seconded the motion.

**Discussion:**

Mr. Rosenbaum stated that the proposed plan would enhance the existing site and that it was a permitted use. Mr. Grabowski and Mr. Alexander, Jr. agreed.

Ms. Dombrowski encouraged the Petitioner to look at the balance of uses.

**Vote:**

5 Yea 0 Nay. The motion was carried.

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**FDP-22A – Village of Wilde Lake**

Presented By:	Brenda Luber
Petition:	Village of Wilde Lake, Section 9, Area 5, Running Brook Elementary School (Lot 78) and Columbia Association (Lot 79). For approval of a Final Development Plan to allow parking as a permitted use on Open Space Lots 78 and 79; change the non-credited open space from .9 acres to 1.0 acre (Lot 78); change the credited open space from 8.1 acres to 8.0 acres (Lot 78); to change 3.465 acres of credited open space to 3.165 acres of credited open space and to .3 acres of non-credited open space (Lot 79); on land zoned New Town (NT), located on the east side of West Running Brook Road, and on the west side of Columbia Road, in the Fifth Election District of Howard County, Maryland.
DPZ Recommendation:	Approval
Petitioner’s Representative:	Richard Talkin, Esq.

Ms. Luber explained the purpose of the FDP is to amend 1 acre of open space as credited open space and 0.3 acre as non-credited open space, to be used for parking for credited open space uses.

**Motion:**

Ms. Dombrowski moved to approve FDP 22-A on the condition that language referring to approval authority to the Department of Planning and Zoning be corrected to read Planning Board. Mr. Grabowski seconded the motion.

**Discussion:**

Ms. Dombrowski stated that there needs to be enough parking to encourage the vitality of recreation space as well as safe parking for parents and school staff.

Mr. Rosenbaum, Mr. Grabowski, and Mr. Alexander, Jr. stated their agreement with Ms. Dombrowski.

**Vote:**

5 Yea 0 Nay. The motion was carried.

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**SDP-08-016- Running Brook Elementary School**

Presented By:	Brenda Luber
Petition:	For approval of a Site Development Plan to add 50 new parking spaces on land zoned New Town, Open Space, located on the east side of West Running Brook Road and on the west side of Columbia Road, in the Fifth Election District of Howard County, Maryland.
DPZ Recommendation:	Approval
Petitioner’s Representative:	Dave Carney, Esq.

Ms. Luber stated the proposed plan to construct additional parking spaces for use of the school as well as the adjacent recreation facilities.

Ms. Dombrowski asked why the SDP is not a red-line. Ms. Luber stated that the original SDP does not exist to be redlined, therefore the Petitioner submitted a new SDP.

Ms. Dombrowski questioned the basis for parking. Mr. Carney explained that the area for the parking lot is a shared easement between the School Board and Columbia Association and therefore have joint use of the parking lot. Ms. Dombrowski stated that with increased usage at the CA facility, as well as enrollment of the school, currently there are not enough spaces.

**Motion:**

Mr. Alexander, Jr. moved to approve SDP-08-016, Board of Education and Columbia Association. Mr. Grabowski seconded the motion.

**Vote:**

Mr. Alexander, Jr. stated that the need for parking was evident. Other Board members concurred.

**Vote:**

5 Yea 0 Nay. The motion was carried.

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**SDP-07-084 – Mangione Enterprises of Turf Valley, LP**

Presented By:	Dave Boellner
Petition:	Turf Valley, Multi-Use Subdistrict, Parcel Q, Lorien Nursing Home and Assisted Living Facility for approval of a site development plan for the construction of a nursing home, assisted living facility and associated site improvements in accordance with Second Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan and Section 126.H.1.a. of the Howard County Zoning Regulations. The subject property contains 6.07 acres of land zoned “PGCC” and is located on the east side of Marriottsville Road, 750 feet south of I-70 in the Third Election District of Howard County, Maryland.
DPZ Recommendation:	Approval
Petitioner’s Representative:	Richard Talkin, Esq.

Ms. CitaraManis explained that this would be a continuation of the case, originally heard at a public meeting on March 13, 2008. She stated the purpose of the continuation was to get justification from County Engineering staff regarding site access for the Lorien Facility.

Mr. Rosenbaum stated his concern regarding the median along Resort Road, which would ultimately require vehicles to make a u-turn in order to access the site.

Mr. Charles Dammers, Division Chief of the Development Engineering Division explained that the site access was restricted to its current position due to an existing floodplain and design manual standards. He stated that consultants were asked to look at other means of access, however the current access was the only way that it would work. Mr. Dammers explained that during pm peak hours the maximum trips into the site would be 17 and that a future four legged intersection would be located 600 feet from the site access.

Mr. Rosenbaum asked if the 17 trips would be truck traffic and Mr. Dammers stated that deliveries are assumed to be non-peak times.

Ms. CitaraManis clarified that no matter what is on the site, access would stay the same based on environmental constraints and Mr. Dammers stated that was true. Mr. Dammers stated that the use is one of the least uses that generate traffic.

Mr. Talkin stated that Mr. Dammers fully explained rationale and all options were fully vented, use does not generate traffic.

Mr. Marc Norman of 2617 Golf Island Road, spoke in opposition of the proposed site access stating his concerns regarding the site access and increased traffic along resort road.

Mr. Frank Martin of Beaver Lake Court, spoke in opposition of the proposed plan stating his concern regarding traffic along Resort Road.

Craig Fingerman, speaking as President of Turf Valley Overlook II HOA, spoke in opposition of the proposed plan stating their concern regarding traffic within the Turf Valley site.

Ms. Angie Beltram of Paulskirk Drive spoke in opposition of the plan stating concerns regarding the access of the site which would require u turns to access the facility.

Mr. Paul Kendall of 2630 Turf Valley Road spoke opposing the proposed plan stating that Turf Valley Road is a speedway and more development will continue to make the neighborhood unsafe. He asked the Board to consider the entire area before making decisions.

Greg Talley of 2620 Turf Valley Road spoke in opposition stating concerns with increased traffic along Turf Valley Road.

**Motion:**

Mr. Rosenbaum moved to approve SDP-07-084 Mangione Enterprises, Mr. Grabowski seconded the motion.

**Discussion:**

Mr. Rosenbaum stated his belief that the criteria had been met and that the case had been made regarding site access. Mr. Grabowski stated that the plan would have minimal disturbance of wetlands and stream buffers and that the trip generation for the use is diminished.

Ms. Dombrowski stated her belief that the rationale explained is justifiable and understandable. She also stated that trip generation for the type of use is fairly standard and that she supported traffic calming along Turf Valley Road.

Ms. CitaraManis stated that Mr. Dammers testimony explained the only access for the site and that traffic calming along Turf Valley Road should be explored.

Mr. Rosenbaum amended his motion to include enhanced landscaping in the northwest portion of the site. Mr. Grabowski seconded the amendment.

**Vote:**

4 Yea 0 Nay. Mr. Alexander, Jr. abstained from the vote. The motion was carried.

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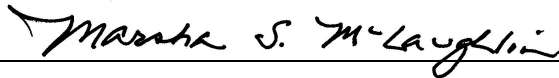
**SPECIAL SUBJECTS:**

1. SDP-94-008, Longfellow Elementary School, Village of Harper's Choice, Section 1, Area 5. The school is located on the north side of Hesperus Drive, east of Eliot's Oak Road, on Tax Map 29, Parcel 261 and is zoned New Town, open space. The red-line is for Planning Board's approval to add 44 new parking spaces. **Motion:** Ms. Dombrowski moved to approve the redline for SDP-94-008 and Mr. Grabowski seconded the motion. **Vote:** 5 Yea 0 Nay. The motion was carried.

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THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT  
APPROXIMATELY 10:37 P.M.



Marsha McLaughlin  
Executive Secretary



Lisa Kenney  
Recording Secretary